

EXHIBIT 1

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 89°07'37" EAST, A DISTANCE OF 2657.47 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°07'37" EAST, A DISTANCE OF 1328.34 FEET TO THE MONUMENT LINE OF 73RD AVENUE;

THENCE ALONG SAID MONUMENT LINE, NORTH 00°24'46" EAST, A DISTANCE OF 70.47 FEET;

THENCE LEAVING SAID MONUMENT LINE, SOUTH 89°35'14" EAST, A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 73RD AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00°24'46" EAST, A DISTANCE OF 588.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CEMETERY ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°02'52" EAST, A DISTANCE OF 312.37 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°25'12" WEST, A DISTANCE OF 395.29 FEET;

THENCE NORTH 89°05'43" EAST, A DISTANCE OF 174.27 FEET;

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	KES	CWH	05/10/2024	291203009	1 OF 3

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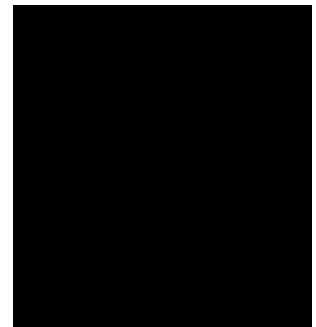
THENCE SOUTH 00°25'39" WEST, A DISTANCE OF 223.61 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THUNDERBIRD ROAD;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°07'37" WEST, A DISTANCE OF 456.52 FEET;

THENCE NORTH 45°13'48" WEST, A DISTANCE OF 41.95 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 10.00 FEET OF THE SOUTH 25.00 FEET THEREOF.

CONTAINING 226,880 SQ. FT. OR 5.208 ACRES, MORE OR LESS.



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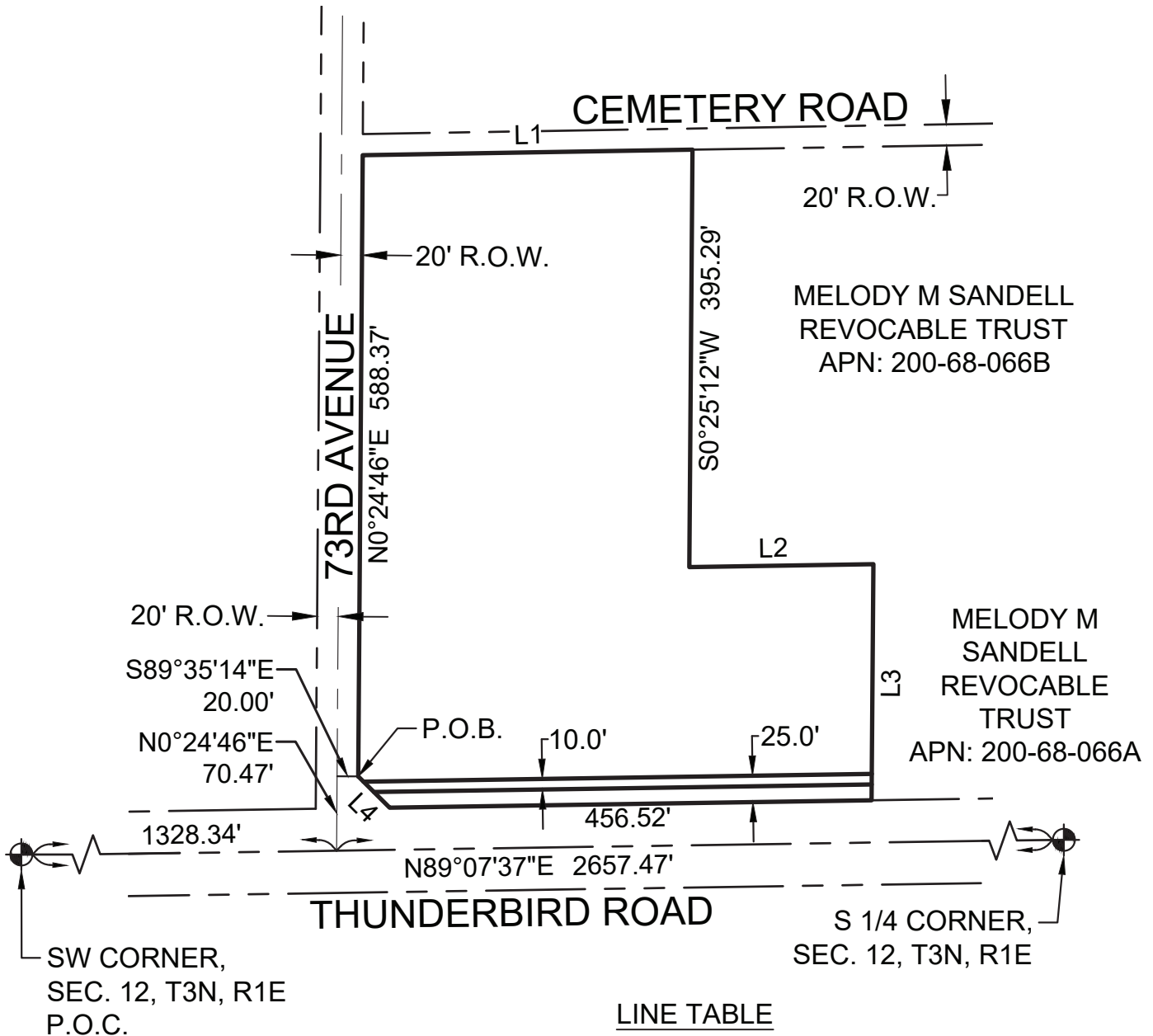
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LINE TABLE

L1 = N89°02'52"E	312.37'
L2 = N89°05'43"E	174.27'
L3 = S00°25'39"W	223.61'
L4 = N45°13'48"W	41.95'

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